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CLIFFORD A. JONES (1912 - 2001)
GEORGE L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

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January 8, 2007

HAND DELIVERED

City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, NV 89101

RE: Justification Letter – Special Use Permit

Dear Planning and Development Department:

Enclosed is an application for a Special Use Permit to allow for automobile inventory storage for that property consisting of approximately 1.61 acres located at 6750 W. Sahara Avenue (APN 163-02-415-012) (the "**Property**") submitted by Lexus of Las Vegas (the "**Applicant**"). The Applicant owns and operates the existing Lexus dealership at 6600 W. Sahara Avenue (the "**Dealership**") and has a lease for the Property.

The Property is zoned C-1 (Limited Commercial District). The Applicant wishes to utilize the Property to contain its excess inventory. The Property is located approximately 150 feet from the Dealership and can be accessed via Sahara Avenue, a primary thoroughfare, without impacting any of the nearby properties. Additionally, the area that will be used for storage of the vehicles is paved. The use is entirely consistent with the development in the area.

The Applicant is also requesting a waiver of the requirement that vehicles be effectively screened so as not to be visible from adjoining properties or public right-of-ways. This waiver is appropriate due to the large number of automobile dealerships already located along west Sahara Avenue with large inventories of vehicles visible from the street.

RENO OFFICE
100 WEST LIBERTY STREET, TWELFTH FLOOR, RENO, NEVADA 89504 TEL (775) 786-5000 FAX (775) 786-1177

*LICENSED IN ARIZONA ONLY
**LICENSED IN ILLINOIS AND WISCONSIN ONLY

SUP-19103
03/22/07 PC

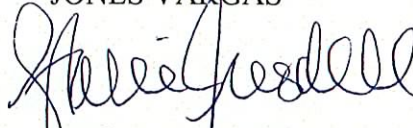
January 8, 2007

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Thank you for your consideration of this request. Please contact me at (702) 863-3342 if you have any questions or comments.

Very truly yours,

JONES VARGAS



Stacie A. Truesdell

ST
Enclosures.

SUP-19103
03/22/07 PC

January 17, 2007

City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, NV 89101

RE: Authorization from Property Owner for AAG-Las Vegas, L.L.C. d/b/a Lexus of Las Vegas to Submit Applications for Review of Condition and a Special Use Permit

Dear Planning and Development Department:

Mustang Man, LLC owns that property located at 6750 W. Sahara Avenue (APN 163-02-415-012) (the "**Property**"). Mustang Man, LLC currently leases the Property to AAG-Las Vegas, L.L.C. d/b/a Lexus of Las Vegas.

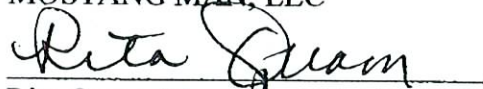
Rita Quam, as the sole manager of Mustang Man, LLC, hereby authorizes AAG-Las Vegas, L.L.C. d/b/a Lexus of Las Vegas, to submit the following applications to the City of Las Vegas Planning & Development Department:

1. Application for a Review of Condition from a previously approved zone change (Z-45-88) to allow for automobile inventory storage for the Property.
2. Application for a Special Use Permit to allow for automobile storage for the Property and waiver of the requirement that vehicles be effectively screened so as not to be visible from adjoining properties or right-of-ways.

Mustang Man, LLC further agrees to be bound by any of the approvals granted by the above-mentioned applications.

Very truly yours,
MUSTANG MAN, LLC

By:


Rita Quam, Manager

SUP-19103
03/22/07 PC